
ZONING DISTRICTS

2007

City of Saint Paul

SUMMARY OF USES ALLOWED IN SAINT PAUL ZONING DISTRICTS

RESIDENTIAL DISTRICTS

RL, R1, R2, R3, R4 One-Family

One-family dwelling
Carriage house dwelling (historically existing)*
Cluster residential development*
Conversions of non-residential structures and residential structures over 9,000 sq. ft.*
Home occupation
Community residential facility (#6 residents)
Family day care, group family day care
Group day care in a non-residential structure
School, library, park, church
Rectory, convent
College*, university*
Cemetery*
Golf course*, noncommercial recreation*
Utility/public service building*
Yard waste site, municipal*
Bed and breakfast (one guest room)

RT1 Two-Family

All R1-R4 uses
Two-family dwelling
Group day care
Bed and breakfast*

RT2 Townhouse

All RT1 uses
Three- and four-family dwelling
Townhouse
Community residential facility*

RM1 Multiple Family

All RT2 uses
Multiple-family dwelling (#3 stories)
Rooming and boarding house*

RM2 Multiple Family

All RM1 uses
Multiple-family dwelling (#5 stories)
Nursing home*, hospital*
Elderly housing support services

RM3 Multiple Family

Multiple-family dwelling (any height)
Home occupation
Community residential facility*
Day care, school, library, park, church
College*, university*
Nursing home, hospital*
Accessory retail service and office uses*
Elderly housing support services

TRADITIONAL NEIGHBORHOOD DISTRICTS

TN1 Traditional Neighborhood

One-, two- and multiple-family dwelling
Carriage house dwelling (historically existing)*
Home occupation, live-work unit
Mixed residential/commercial use
Community residential facility*
Rooming and boarding house*
Nursing home
Day care, school, library, park, church
Rectory, convent
College, university, trade school, arts school
Noncommercial recreation
Utility/public service building*
Artist and photographer studio
Business office, bank, insurance, real estate office
Professional office, medical clinic
Post office, mailing and packaging, photocopying
Service businesses, e.g. watch and shoe repair, tailor shop, barber, beauty shop
Coffee shop*
Bed and breakfast

TN2 Traditional Neighborhood

All TN1 uses
Hospital*, veterinary clinic
General retail*, grocery store*, bakery*, liquor store*
Drive through sales and services*
Laundromat, dry cleaning (retail outlet)
Mortuary, funeral home
Service business with a showroom or workshop
Tattoo shop, tobacco shop
Restaurant*, catering
Hotel, inn
Health club, indoor recreation*
Theater*, assembly hall*
Auto convenience market*
Limited production and processing*
Printing and publishing*

TN3 Traditional Neighborhood

All TN2 uses except drive-through sales and service
Auto service station
Parking facility, commercial

COMMERCIAL DISTRICTS

OS Office-Service

Multiple-family dwelling
Home occupation
Mixed residential/commercial use
Community residential facility, human service

OS Office-Service (continued)

Day care, school, library, park, church
 Rectory, convent
 College, university, trade school, arts school
 Noncommercial recreation
 Utility/public service building*
 Artist and photography studio
 Business office, bank, insurance, real estate office
 Professional office, medical clinic
 Drive-through sales and services*
 Mailing and packaging, photocopying
 Service businesses, e.g. watch and shoe repair,
 tailor shop, barber, beauty shop

B1 Local Business

Most OS uses (not multiple-family dwelling)
 General retail, grocery store, bakery, liquor store
 Laundromat, dry cleaning (retail outlet)
 Post office
 Tobacco shop
 Coffee shop*, Carry-out restaurant
 Bed and breakfast

B2 Community Business

All B1 uses
 Community residential facility*
 Veterinary clinics, tattoo shop
 Service businesses with a showroom or workshop,
 e.g. contractor, painter, appliance repair
 Restaurant, catering, coffee kiosk
 Private hall, club, health club, indoor recreation*
 Theater, bingo hall*, assembly hall
 Auto service station*
 Auto convenience market*, auto specialty store*
 Mail order house*, printing/publishing*

B3 General Business

All B2 uses
 Hospital
 Business sales/services, package delivery service
 Currency exchange*, pawn shop*
 Dry cleaning, commercial laundry
 Greenhouse*, outdoor commercial use*
 Mortuary, funeral home
 Hotel, inn, motel
 Adult use*
 Small engine repair, automotive bench work
 Auto repair*, car wash*
 Outdoor auto sales*, indoor auto sales
 Bus/railroad passenger station, helistop*
 Finishing shop, limited production and processing
 Wholesaling (no outside storage, <15,000 sq. ft.)

B4 Central Business

Most B3 uses (except auto and outdoor uses)
 Multiple-family dwelling
 Museum
 Indoor auto sales
 Commercial parking facility

B5 Central Business-Service

Most B3 uses
 Multiple-family dwelling
 Overnight shelter
 Museum
 Public utility heating or cooling plant
 Commercial parking facility
 Warehousing, wholesaling
 Research, development and testing laboratory

INDUSTRIAL DISTRICTS**I1 Light Industrial**

All B3 uses
 Overnight shelter
 Television/radio transmitting towers*
 Public utility microwave antenna*
 Public utility heating or cooling plant
 Gun shop*, shooting gallery*
 Auto body shop
 Commercial parking facility, bus garage
 Airport, heliport
 Railroad yard, shop, terminal freight facility
 Taxi dispatching, maintenance and storage
 Warehousing, wholesaling, rental storage facilities
 Manufacturing from previously prepared materials
 Brewery, micro and regional
 Lumber and contractor's yards
 Research, development and testing laboratory

I2 General Industrial

All I1 uses
 Power plant, municipal incinerator
 Sewage treatment plant
 Intermodal freight yard*, motor freight terminal
 Manufacturing from raw materials
 Storage of building materials, sand, gravel, stone
 Brewery, national
 Hazardous and infectious waste processing*
 Mining of sand, gravel, other raw materials*
 Salvage yard*

I3 Restricted Industrial

Public services and utilities, transportation facilities
 Gun shop, shooting gallery
 General industrial
 Hazardous/infectious waste processing*, incinerator*
 Mining*, rock crushing*
 Petroleum/gasoline tank farm
 Rendering plant
 Salvage yard*, auto body shop

*** Conditional uses** - May require a Conditional Use Permit (CUP) granted by the Planning Commission.

CAAPCJ district is jurisdiction of Capitol Area Architectural Planning Board. Visit <http://www.caapb.state.mn.us> for details.

Note: THIS IS NOT A COMPLETE LIST OR LEGAL DOCUMENT. For simplicity and readability, it departs from legal and technical language of the Saint Paul Zoning Code and other applicable regulations.